



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2013-02869-(2)

HEARING DATE

08/05/2015

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 072546

PROJECT SUMMARY

OWNER / APPLICANT

Pacifica First National, Inc.

MAP/EXHIBIT DATE

05/12/15

PROJECT OVERVIEW

Vesting Tentative Parcel Map to create four single-family fee lots on 0.87 gross acres (0.59 net acres). The site is currently vacant, triangular in shape, and located immediately south of the Century (105) Freeway and a right-of-way for the Union Pacific Railroad. The lots, as currently proposed, would have net areas of 7,648 square feet, 6,010 square feet, 6,000 square feet, and 6,000 square feet, respectively. An information-only map demonstrates that a single-family residence could be constructed on each parcel without any modifications to development standards.

LOCATION

West 117th Street & Budlong Avenue, West Athens-Westmont

ACCESS

West 117th Street, Budlong Avenue

ASSESSORS PARCEL NUMBER(S)

6079-006-020; 6079-006-021

SITE AREA

0.87 gross (0.59 net) acres

GENERAL PLAN / LOCAL PLAN

West Athens-Westmont Community Plan

ZONED DISTRICT

West Athens-Westmont

LAND USE DESIGNATION

RD2.3- 0 to 8 dwelling units/net acre

ZONE

R-2 (Two Family Residence); R-1 (Single Family Residence)

PROPOSED UNITS

4 units (6.8 DU/AC)

MAX DENSITY/UNITS

8.0 DU/AC (4.7 units)

COMMUNITY STANDARDS DISTRICT

West Athens-Westmont

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 15- Minor Land Divisions)

KEY ISSUES

- Consistency with West Athens-Westmont Community Plan
- Consistency with Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20, Part 2 (R-1 Zone development standards)
 - 22.20, Part 3 (R-2 Zone development standards)
 - 22.44.120 (West Athens-Westmont CSD)

CASE PLANNER:

Tyler Montgomery

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